



Report and recommendations of the Environmental Protection Authority



**Port Kennedy
Regional Recreation Centre –
Becher Point, Stage 1 proposal
– inquiry under s46 of the
Environmental Protection Act 1986 to
amend Ministerial Statements 105 & 359**

Western Australian Beach and Golf Resort Pty Ltd

Report 1556

August 2015

**ENVIRONMENTAL PROTECTION AUTHORITY
REPORT AND RECOMMENDATIONS TO THE MINISTER FOR
ENVIRONMENT**

**PORT KENNEDY REGIONAL RECREATION CENTRE – BECHER POINT,
STAGE 1 PROPOSAL – INQUIRY UNDER SECTION 46 OF THE
ENVIRONMENTAL PROTECTION ACT 1986 TO AMEND MINISTERIAL
STATEMENTS 105 & 359**

The Minister for Environment requested that the Environmental Protection Authority (EPA) inquire into and report on the matter of changing and consolidating the conditions relating to the Port Kennedy Regional Recreation Centre – Becher Point, Stage 1 proposal.

The following is the EPA's Report and Recommendations (No. 1556) to the Minister pursuant to section 46(6) of the *Environmental Protection Act 1986* (EP Act).

Background

The Port Kennedy Regional Recreation Centre – Becher Point, Stage 1 proposal is for the creation of a major public recreation area and conservation park at Port Kennedy. Stage 1 of the proposal included a hotel, marina, holiday accommodation, two golf courses, and conservation areas.

The EPA assessed the proposal (EPA Report 398, September 1989) at the level of Environmental Review and Management Programme (ERMP) and provided detailed evaluation on the following key environmental factors, as now represented in the *Environmental Assessment Guideline for Environmental principles, factors and objectives* (EAG 8, January 2015), in its report and recommendations to the Minister:

- benthic communities and habitat;
- coastal processes;
- marine environmental quality;
- marine fauna;
- flora and vegetation;
- fauna; and
- hydrological processes.

The EPA concluded that the Port Kennedy Regional Recreation Centre – Becher Point, Stage 1 proposal was environmentally acceptable subject to the conditions and commitments and undertakings provided by the proponent and the EPA's recommendations being implemented at the appropriate time.

The Minister for Environment approved the proposal for implementation, subject to the implementation conditions of Ministerial Statement 105 (16 August 1990).

In 1993 further information was provided to the EPA regarding changes to conservation values, in support of a land exchange. This resulted in further approval issued in Ministerial Statement 359 (August 1994).

Requested changes to conditions

The proponent for the proposal, Western Australian Beach and Golf Resort Pty Ltd, has requested to contemporise and consolidate all implementation conditions and remove all proponent commitments of Ministerial Statements 105 and 359. The proponent provided the following reasons for requesting the changes:

- a number of the conditions and commitments are no longer applicable to the approved changes to the Port Kennedy Regional Recreation Centre – Becher Point, Stage 1 proposal;
- a number of the conditions have already been implemented;
- to remove inconsistencies between the conditions and commitments in Statements 105 and 359; and
- contemporary environmental management policies, procedures and conditions have superseded the original conditions.

Assessment of the Requested Change to Conditions

A summary of the assessment, under section 46 of the EP Act, is attached to this report (Tables 1 and 2).

EPA Recommendation(s)

Having inquired into this matter, the EPA submits the following recommendations to the Minister for Environment:

1. That, while retaining the environmental requirements of the original conditions, it is appropriate to:
 - delete implementation conditions 1 to 3, 5 to 10 and 12 to 21 and proponent commitments P1 to P23 from Ministerial Statement 105;
 - delete condition 1 and proponent commitments P24 to P32 from Ministerial Statement 359; and
2. That, after complying with section 46(8) of the *Environmental Protection Act 1986*, the Minister issues a statement of decision to replace Ministerial Statements 105 and 359 in the manner provided for in the attached recommended statement.

Table 1 Port Kennedy Regional Recreation Centre – Becher Point, Stage 1 – Assessment of proposed changes to Ministerial Conditions of Statement 105

Ministerial Condition	Proposed change to condition	Assessment and evaluation of proposed changes
1. The proponent shall adhere to the proposal as assessed by the EPA and shall fulfil the commitments (which are not inconsistent with the conditions or procedures contain in this statement) made in the Environmental Review and Management Program and in subsequent correspondence (copy of consolidated and amended commitments attached).	Delete condition	The wording of this condition was amended in Ministerial Statement No. 359. Condition 1 can be deleted.
2. The proponent shall not commence development until the following have been undertaken, to the satisfaction of the Minister for the Environment, on advice of the EPA and CALM. (1) Initiation of a management planning study for the proposed M101 Marine Park (Cape Peron, Shoalwater Bay and Warnbro Sound); (2) In respect of the System 6 recommendation for Port Kennedy (M106), provision of plans by the proponent confirming the location and extent of all conservation zones and natural vegetation areas; (3) Initiation of the mechanisms necessary to secure conservation zones under appropriate Crown Reserve vestings, subject to condition 14 being satisfied beforehand; and (4) Provision of plans by the proponent confirming the location and extent of all public access areas to be secured under appropriate Crown Reserve vestings.	Delete condition	Part 1 is no longer required as the marina component of the project is no longer proposed. Parts 2-4 were completed as reserves were created and vested in 1996. Conditions 2 (2) – (4) can be deleted.
3. The proponent shall retain the services of an expert coastal geomorphologist, for the duration of the construction and commencing at least six months prior to construction, with terms of reference to include, amongst other things: (1) To report further on the impact of the proposed development of the scientific values of the coastal geomorphology of the Bridport Point area; (2) To report further on the changes to the coastal processes associated with the cusplate foreland caused by the proposed marina development; (3) To provide detailed advice on the geomorphological features in the Stage II area for incorporation into the land use plan (see Condition 17(1)); (4) To determine monthly variation in the configuration of the vegetation line, mean higher high water table position and the location of the one metre isobath in the vicinity of the marina; (5) To retrieve data from areas and to investigation major scientific questions in areas to be significantly modified by construction; and (6) To make available to the public all data collected. The proponent shall employ terms of reference and shall conduct and report this research to the satisfaction of the Environmental Protection Authority.	Delete the condition and replace with an updated condition Port Kennedy Ministerial Statements 105 and 359.	Additional information about the geomorphic values of Bridport Point was included in the Geomorphic Site Management Plan. As such part 1 of this condition has been completed. As the marina is no longer proposed parts 2 and 4 are no longer relevant. As no development is proposed in Stage II, which is now vested as the Port Kennedy Scientific Park, part 3 is no longer relevant. Part 5 and 6 will be addressed by Condition 5 - Geomorphological Site Management Plan 5-1 The objective of the Geomorphological Site Management Plan 1994 is to ensure the protection of the international scientific value of the site (e.g. Holocene dune assemblage and its accumulated scientific knowledge; potential for yielding information and predicting effects on coastal processes) and to provide for access (through planning and design of facilities) to the majority of the site for scientific research purposes, in perpetuity. 5-2 The proponent shall update the Geomorphological Site Management Plan, to the requirements of the CEO within six months of the date of issue of this Statement to demonstrate the requirements of condition 5-1 have been met. 5-3 The proponent shall retain the services of an expert coastal geomorphologist, for the commencement and duration of the construction where they may impact coastal processes, with terms of reference to include, amongst other things: (1) Assistance with implementation of the Geomorphic Site Management Plan; and (2) Retrieval and analysis of data from construction areas to investigate impacts on areas of geomorphological significance in areas to be significantly

Ministerial Condition	Proposed change to condition	Assessment and evaluation of proposed changes
		<p>modified by construction; and</p> <p>(3) Providing recommendations to improve management of areas of geomorphological significance, for inclusion in subsequent updates of the Geomorphological Site Management Plan.</p> <p>5-4 The Geomorphological Site Management Plan referred to in Condition 5-1 shall be updated and submitted to the CEO when a plan significantly changes, or when required by the CEO.</p> <p>5-5 The proponent shall implement the most recent revision of the Geomorphological Site Management Plan referred to in Condition 5-1 and continue implementation until otherwise agreed by the CEO.</p>
<p>4. Prior to construction, the proponent shall prepare and subsequently implement a geomorphological site management plan, to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority.</p> <p>This plan shall provide for the protection of the international scientific value of the site (e.g. Holocene dune assemblage and its accumulated scientific knowledge; potential for yielding information and predicting effects on coastal processes) and shall provide for access (through planning and design of facilities) to the majority of the site for scientific research purposes, in perpetuity.</p>	Retain intent of condition.	<p>Addressed by Condition 5 - Geomorphological Site Management Plan (GSMP). The GSMP was developed by Bowman Bishaw Gorham in 1994. This plan was approved for implementation in 1994 which is documented in the project's Performance and Compliance Reports.</p> <p>The Port Kennedy Scientific park was created as reserve 44077, which is an A Class Conservation Reserve vested with the National Parks and Nature Conservation Authority under the Control of CALM (now the Department of Parks and Wildlife). The reserve vesting was Gazetted on the 12 March 1996.</p>
<p>5. Prior to construction of the groynes and marina basin, the proponent shall undertake a study of not less than 12 months' duration and report on the likely impacts of the proposed development on the fishery resource in the vicinity of the proposed marina, to the satisfaction of the Minister for the Environment on advice of the Fisheries Department.</p> <p>In the event that adverse impacts on the fishery resources are predicted, the proponent shall undertake action, including possible modification of the design of the marina, to ensure that such impacts are minimised to the satisfaction of the Minister for the Environment on advice of the EPA and Fisheries Department.</p> <p>Additionally, the proponent shall monitor this fishery resource, including quantitative data of the available resource, for at least 12 months prior to and during construction of the marina and for a period of not less than five years following the completion of construction during which time the proponent shall prepare and submit annual reports to the satisfaction of the Environmental Protection Authority on advice of the Fisheries Department.</p> <p>In the event that adverse impacts on the fishery resource occur, the proponent shall undertake remedial action to the satisfaction of the Environmental Protection Authority on advice of the Fisheries Department.</p> <p>The proponent shall fund this study and monitoring program separately, over and above the provision of funds already committed (in commitments 15 and 16), to the satisfaction of the Minister for the Environment.</p>	Delete condition	<p>The condition is relevant to the marina which is no longer proposed.</p> <p>Condition 5 can be deleted.</p>

Ministerial Condition	Proposed change to condition	Assessment and evaluation of proposed changes
6. Prior to the construction of the groynes and marina basin, the proponent shall provide details of a sediment plume monitoring and management programme, which the proponent shall provide undertake at the time of construction and during subsequent dredging programmes, and which shall provide for remedial action should a potential problem be detected, to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority, the Department of Marine and Harbours, the Department of Conservation and Land Management and the Fisheries Department.	Delete condition	The condition is relevant to the marina which is no longer proposed. Condition 6 can be deleted.
7. Prior to construction of the groynes and marina basin, the proponent shall provide, to the satisfaction of the Minister for the Environment, on advice of the Environmental Protection Authority and the Departments of Marine and Harbours and Conservation and Land Management: (1) Final design details with adequate supporting data; (2) A plan detailing the extent of the entrance channel and bathymetry of the entrance; (3) Details of the volume of sand to be by-passed for the depth of entrance channel determined; and (4) Details of the sand by-pass system, timing of the operation, an estimate of costs (capital and maintenance) and details of funding;	Delete condition	The condition is relevant to the marina which is no longer proposed. Condition 7 can be deleted.
8. Prior to construction of the groynes and marina basin, the proponent shall undertake a study of not less than 12 months duration to obtain baseline data and to provide a detailed assessment of the likely impacts of the proposed marina on the penguin population of Penguin Island, and to determine the interrelationship with, and dependence of the penguin population on the fishery resource, to the satisfaction of the Minister for the Environment on advice of the Fisheries Department. Additionally, the proponent shall monitor the penguin population during construction of the marina and for a period of not less than five years following the completion of construction, during which time the proponent shall prepare and submit annual reports including an assessment of the impact of the marina on the population, to the satisfaction of the Environmental Protection Authority on advice of the Department of Conservation and Land Management. In the event that adverse impacts on the penguin population occur as a result of the development, the proponent shall undertake remedial action to the satisfaction of the EPA on advice of the Department of Conservation and Land Management. The proponent shall fund this study and monitoring program separately, over and above the provision of funds already committed (in commitments 15 and 16), to the satisfaction of the Minister for the Environment.	Delete condition	The condition is relevant to the marina which is no longer proposed. Condition 8 can be deleted.
9. At least six months prior to the commencement of the construction of the groynes and marina basin, the proponent shall prepare and subsequently implement a comprehensive monitoring and management programme for the water, sediments and biota for a range of parameters, including heavy	Delete condition	The condition is relevant to the marina which is no longer proposed. Condition 9 can be deleted.

Ministerial Condition	Proposed change to condition	Assessment and evaluation of proposed changes
metals and tri-butyl tin oxide (TBTO), to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority.		
10. Within two years of the completion of the construction of the groynes and marina basin, the proponent shall prepare and undertake field investigations of the flushing characteristics of the marina in order to support previously predicted flushing times, to the satisfaction of the Environmental Protection Authority.	Delete condition	The condition is relevant to the marina which is no longer proposed. Condition 10 can be deleted.
11. Prior to construction, the proponent shall prepare and subsequently implement a sand dune stabilisation and management programme, to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority and the Department of Marine and Harbour, Agriculture and Planning and Urban Development.	Retain intent of condition.	The Sand Dune Stabilisation and Management Plan (SDSMP) was approved for implementation in 1994. The document provides overarching principles and requires that detailed SDSMPs, be prepared for each stage of development which will provide the specific details relevant to the stages and works proposed. This will be addressed by Condition 6 - Sand Dune and Stabilisation and Management Plan: 6-1 The objective of the Sand Dune Stabilisation and Management Plan is to ensure appropriate dune stabilisation and rehabilitation occurs in areas of the site which are degraded or disturbed during construction to reduce erosion risk and degradation. 6-2 The Sand Dune and Stabilisation and Management Plans referred to in Condition 6-1 shall be prepared for each stage of development which will provide the specific details relevant to the stages and works proposed. At each stage development design details and implications will be addressed. Plans which propose significant changes to design details are to be submitted to the CEO. 6-3 The proponent shall implement the most recent revision of the Sand Dune and Stabilisation Management Plan referred to in Condition 6-1, and continue implementation until otherwise agreed by the CEO.
12. Prior to construction, the proponent shall prepare and implement a groundwater monitoring and management programme for the site and its environs to the satisfaction of the Minister for the Environment on advice of the Water Authority of Western Australia. In the event that adverse impacts occur to groundwater on or adjacent to the site as result of the development, the proponent shall undertake remedial action, to the satisfaction of the Environmental Protection Authority on advice of the Water Authority of WA and the Department of Conservation and Land Management.	Delete condition.	The Groundwater Management Plan Monitoring Program (GMMP) was prepared and approved in 1994. The current Better Urban Water Management guidelines (WAPC, 2008) provide for water management to be assessed against current standards in urban areas. The need to prepare Urban Water Management Plan(s) will be assigned as a standard subdivision condition on the project to be assessed by the Department of Water and/or City of Rockingham. The Department of Water will also require a Water Licence Operating Strategy to accompany the groundwater abstraction licence. This document addresses the following, which is duplicated from the GMMP: <ul style="list-style-type: none"> • Water source description • Identification of impacts • Monitoring and management • Contingency program • Water use efficiency • Environmental impact assessment The above Water Licence Operating Strategy will replace the GMMP. This will

Ministerial Condition	Proposed change to condition	Assessment and evaluation of proposed changes
		streamline management documentation and approvals for the project. Condition 12 can be deleted.
13. To facilitate the application of water conservation measures throughout the project, during the design phase and prior to construction of either golf course, the proponent shall prepare a preliminary landscape contingency plan which provided for a reduction in water usage for irrigation purposes to the satisfaction of the EPA, on advice of the Water Authority of Western Australia and the Department of Agriculture. The proponent shall implement this plan, which shall be updated within five years of the completion of the construction of the above-mentioned golf course, as directed by and to the satisfaction of the EPA.	Delete condition.	The Water and Nutrient Conservation Plan was approved for implementation in 1993. Condition 13 is no longer relevant as water management will be in accordance with the current Better Urban Water Management Guidelines (WAPC, 2008). A Local Water Management Strategy (at a Local Structure Plan stage) and Urban Water Management Plans (at subdivision stage) will be required to be assessed and approved by the Department of Water for the project. Condition 13 can be deleted.
14. Prior to construction, the proponent shall review the conservation value of the proposed "Northern Conservation Zone" (i.e. in the northern part of the site, but excluding the foredune zone) in consultation with the Department of Conservation and Land Management. If in the opinion of the Minister for the Environment it would be environmentally preferable to exchange the northern area for an equivalent area to be added to the "Southern Conservation Zone", then the proponent shall adjust accordingly the proposed conservation zones and areas available for development, to the satisfaction of the Minister for the Environment.	Delete condition	The Northern Conservation Zone extent has been finalised and this area is now vested as an A Class Nature Reserve. This is A44004, Lot 134, which was gazetted on 12 March 1996. Condition 14 can be deleted.
15. Prior to construction commencing, the proponent shall prepare a management plan for the terrestrial and wetland conservation areas in consultation with the Department of Conservation and Land Management, to be implemented by the management body responsible for Port Kennedy, to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority and the Department of Conservation and Land Management.	Delete condition	A Conservation Area Management Plan relevant to the Scientific Park area was prepared and approved in 1993. The term of this document has now expired since management of the Scientific Park is now undertaken by the Department of Parks and Wildlife. As such this condition is no longer required. Condition 15 can be deleted.
16. The management body responsible for Port Kennedy shall include a representative from the Department of Conservation and Land Management, a representative from Fisheries Department, and such other representatives as deemed appropriate by the Minister for the Environment.	Delete condition.	The Port Kennedy Management Board includes representatives from the Department of Parks and Wildlife and the Department of Fisheries. The requirement for and administration of the operation of the Port Kennedy Management Board is the responsibility of the Minister for Planning and the Department of Planning. This is covered in the <i>Port Kennedy Development Agreement Act 1992</i> . Condition 16 can be deleted.
17. Prior to any development of Stage II (which the proponent shall refer to the Environmental Protection Authority for assessment), the following shall be undertaken to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority and the Department of Conservation and Land Management.: (1) Preparation of a land use plan for Stage II (with particular conservation being given to conservation of the wetlands of the Quindalup dune system), by the proponent in conjunction with the Department of	Delete condition	Development within the former Stage II area is no longer proposed as this has now been vested as the Port Kennedy Scientific Park. As such this condition is no longer required. Condition 17 can be deleted.

Ministerial Condition	Proposed change to condition	Assessment and evaluation of proposed changes
<p>Conservation and Land Management, which allows for not less than 75 per cent of the Stage II area to be set aside for conservation purposes and which includes the important wetlands within the conservation area, and</p> <p>(2) Provision for the vesting of lands, identified according to sub-part (1) above as "regional park" as an addition to the land in the Southern Conservation Zone of Stage 1.</p>		
<p>18. The proponent shall not commence construction prior to the finalisation of a suitable legal agreement between the proponent and the State Government (the Department of Marine and Harbours and other relevant government agencies) to cover but no limited to the following:</p> <p>(1) Provision for any possible shoreline restoration;</p> <p>(2) On-going funding and management (including restoration) responsibilities;</p> <p>(3) Appropriate management of the fishery in the vicinity of the proposed marina in the event that the development has adverse impacts upon it; and</p> <p>(4) An understanding that not less than 75 per cent of the Stage II area will be set aside for conservation purposes and on related matters; to the satisfaction of the Minister for the Environment on advice of relevant government agencies.</p>	Delete condition	<p>The condition is relevant to the marina which is no longer proposed.</p> <p>Condition 18 can be deleted.</p>
<p>19. The proponent shall be responsible for decommissioning redundant structures or facilities constructed during Stage 1, and rehabilitating the site and its environs, to the satisfaction of the Environmental Protection Authority. At least six months prior to decommissioning any redundant structure or facilities, the proponent shall prepare a decommissioning and rehabilitation plan to the satisfaction of the Environmental Protection Authority.</p>	Delete condition.	<p>The intent of this condition appears to be predominantly related to the marina development, which is no longer proposed.</p> <p>In relation to the current design, the EPA is not aware of any other parts of the proposal which would require decommissioning of redundant structures.</p> <p>Some of the light weight buildings which are currently at the golf course may be removed to provide for permanent buildings during final development of this area. The location of the sewerage pump station within the Western Coastal development precinct was considered for relocation, but this is no longer proposed.</p> <p>Condition 20 can be deleted.</p>
<p>20. No transfer of ownership, control or management of the project which would give rise to a need for the replacement of the proponent shall take place until the Minister for the Environment has advised the proponent that approval has been given for the nomination of a replacement proponent. Any request for the exercise of that power of the Minister shall be accompanied by a copy of this statement endorsed with an undertaking by the proposed replacement proponent to carry out the project in accordance with the conditions and procedures set out in the statement.</p>	Add condition.	<p>A transfer of the proponent was approved in 2002.</p> <p>This is replaced by new proposed Condition 2 - Contact Details.</p>
<p>21. If the proponent has not substantially commenced the project within five years of the date of this statement then the approval to implement the proposal granted in this statement shall lapse and be void. The Minister for the Environment shall determine any question as to whether the project has been substantially commenced. Any application to extend the period of five years referred to in this condition shall be made before the expiration of that period, to the Minister for the Environment by way of a request for a change in the condition under Section 46 of the Environmental Protection</p>	Delete condition	<p>The project was confirmed by the EPA to have been substantially commenced before the 5 year period was exceeded. As such this condition was met.</p> <p>Condition 21 can be deleted.</p>

Ministerial Condition	Proposed change to condition	Assessment and evaluation of proposed changes
Act. (On expiration of the five year period, further consideration of the proposal can only occur following a new referral to the Environmental Protection Authority).		

Table 2 Port Kennedy Regional Recreation Centre – Becher Point, Stage 1 – Assessment of proposed changes to Proponent Commitments of Statement 105

Proponent commitment	Proposed change to commitment	Assessment and evaluation of proposed changes
P1. The proponent will pay the cost of maintenance of facilities as required by the Development Agreement. The Development Agreement will incorporate conditions of the Minister for the Environment. The Development Agreement will be conditional upon granting of environmental approvals.	Delete commitment.	The Development Agreement is the Port Kennedy Development Agreement Act, which is overseen by the Department of Planning.
P2. On completion of the construction period, the Proponent guarantees that public access will be provided between gazetted roads and public beaches and other areas of public open space in accordance with the diagrammatic representation shown in Figures 5 and 8.	Delete commitment	Public beach access has been provided at Longbeach Estate and the boat ramp to date. Future public access will be provided in accordance with approval development plans.
P3. On completion of the construction period, the Proponent guarantees that public access will be provided along all beaches and in all section of the marina between freehold land and the waterfront	Delete commitment	The commitment is relevant to the marina which is no longer proposed.
P4. On completion of the construction period, the Proponent will hand over public amenities in accordance with the requirements of the Development Agreement.	Delete commitment.	This is administered by the Department of Planning under the <i>Port Kennedy Development Agreement Ac 1992</i> . Handover of public amenities is also managed by the City of Rockingham through subdivision conditions and Development Application approval conditions.
P5. The Proponent will construct a minimum of 100 pens for use by the public on a long and short term rental basis after the end of the construction period in accordance with the requirements of the Development Agreement.	Delete commitment	The commitment is relevant to the marina which is no longer proposed.
P6. The Proponent will construct an 18 hole golf course for use by the public after the end of the construction period in accordance with the requirements of the Development Agreement.	Delete commitment	This golf course was constructed and the commitment cleared.
P7. The Proponent will ensure that representative areas of conservation value, as shown diagrammatically in Figure 6, are marked out from the start of the construction work. These areas will be set aside and managed as described in detail in Section 12.2.3.	Delete commitment	Identification and delineation of conservation areas was achieved through vesting of the Scientific Park and the northern conservation area. As such this commitment has been met.
P8. The Proponent will arrange that existing tracks, existing potential erosion zones and areas exposed during construction are sealed and rehabilitated during the construction period by inclusion of the requirements in the contract specification. The proposed methods of stabilisation and ongoing monitoring will be as described in Section 12.3.	Delete commitment	This commitment is now addressed by the Sand Dune Stabilisation and Management Plan required by proposed Condition 6. As such this commitment is no longer required..
P9. The Proponent will develop a fire management plan in conjunction with the Bush Fires Board and the Department of Conservation and Land Management. The fire management plan will be implemented at the inception of the construction by inclusion of the requirements in the construction contract. As the completion of the construction period, the	Delete commitment	The approved fire management plan specifically address fire management within the Scientific Park. The responsibility for management of this area now lies with the Department of Parks and Wildlife as the management authority. As such this commitment is no longer required.

Proponent commitment	Proposed change to commitment	Assessment and evaluation of proposed changes
Proponent will take over responsibility for the fire management plan. The proposed fire management plan will be as outlined in Section 12.2.4.		
P10. The proponent will monitor all impacts on terrestrial habitats as described in Sections 12.2 and 12.5. The Proponent will provide the necessary labour and equipment to implement corrective measures.	Delete commitment	A Conservation Area Management Plan relevant to the Scientific Park area was prepared and approved in 1993. The term of this document has now expired since management of the Scientific Park is now undertaken by the Department of Parks and Wildlife. As such this commitment is no longer required.
P11. Subject to resolution of requirements with the relevant Government Departments, the Proponent will incorporate, in the final design, a total of 30m ² office space for use by an inspector or ranger from each of the Fisheries, Marine & Harbours and Education Departments and the Department of Conservation and Land Management.	Delete commitment	The commitment is relevant to the marina which is no longer proposed.
P12. Prior to commencing construction, the Proponent will initiate monitoring of the shoreline at the marina site. Ongoing monitoring and management of sediment transport and sand bypassing will be undertaken by the Proponent as described in Section 12.3. In addition, the Proponent will co-ordinate the excavation of a number of trenches adjacent to the marina prior to construction in conjunction with investigations undertaken by a recognised expert in the field of geomorphology.	Delete commitment	The commitment is relevant to the marina which is no longer proposed.
P13. The Proponent will monitor and manage groundwater abstraction as described in Section 12.4. Field testing of the shallow aquifer will commence after environmental approval for the project is received in order to define the need or otherwise for use of supplementary sources such as the deeper Yarragadee aquifer.	Delete commitment	This commitment will be addressed by the Water Licence Operating Strategy required by the Department of Water.
P14. Following completion of construction, the Proponent will monitor the marina and harbour water quality as described in Section 12.6. if monitoring reveals problems the Proponent will undertake further assessment, testing and remedial measures as resolved with the EPA and the Department of Marine and Harbours. The Proponent will provide sand buffer zones on either side of the marina to prevent localised erosion occurring during the initial construction and operation phase. The proponent will provide as part of the detailed design calculations, the reflected wave patterns from the finalised marina breakwater to confirm that the impact on the stability of Becher Point will be minimal.	Delete commitment	The commitment is relevant to the marina which is no longer proposed.
P15. The Proponent will provide to the EPA a sum of \$40,000 or a baseline survey of the marine environment six months prior to the commencement of construction of the groyne and marina basin.	Delete commitment	The commitment is relevant to the marina which is no longer proposed.
P16. The Proponent will provide to the EPA a sum of \$30,000, payable in two instalments, as a contribution towards the study to develop the Environmental Management Strategy for the waters of Warnbro Sound. The first instalment of \$15,000 will be payable within three months of completion of construction of the groyne and marina basin. The second instalment of \$15,000 will be payable 12 months thereafter.	Delete commitment	The commitment is relevant to the marina which is no longer proposed.

Proponent commitment	Proposed change to commitment	Assessment and evaluation of proposed changes
P17. The Proponent will implement fertiliser management and monitoring as described in Section 12.8 after construction of the golf course. In the event that Westport canals are constructed to the east of the golf course, fairways and tees adjacent to the canals will be modified by soil amendment to reduce nutrient leakage.	Delete commitment	Site water management will be in accordance with the current Better Urban Water Management Guidelines (WAPC, 2008). A Local Water Management Strategy (at a Local Structure Plan stage) and Urban Water Management Plans (at subdivision stage) will be required to be assessed and approved by the Department of Water for the project.
P18. The Proponent will arrange any additional unexploded ordnance (UXO) searching as required during the construction period.	Delete commitment.	The requirement for UXO searching is managed by the Western Australian Planning Commission through the requirement for discussion within Local Structure Plan documentation as well as inclusion within subdivision conditions for the project.
P19. The Proponent will take all necessary construction measures to mitigate impacts of dust, erosion and noise as resolved with the City of Rockingham and Department of Agriculture. Planting of trees, shrubs and grass for the development will be undertaken as soon as practical following completion of earthworks.	Delete commitment.	Management of these factors is primarily addressed by the City of Rockingham engineering approvals. Landscape planting is undertaken to the specifications of the City of Rockingham as part of the subdivision construction program. landscape plans are approved by the City prior to implementation.
P20. The Proponent will include in the construction contract requirement that contractor report any archaeological sites discovered during construction and leave undisturbed until advised by the Western Australian Museum.	Delete commitment.	This requirement is covered by the <i>Aboriginal Heritage Act 1972</i> . Reference to this Act is included within the standard construction contract, but irrespective of the reference, distance to potential sites is legally prohibited unless approved by the Act.
P21. The Proponent will construct fuel storage facilities in the marina above ground and contained within a sealed bund capable of holding the entire tank contents, with refuelling hoses having manually operated nozzle valves and automatic shut-off.	Delete commitment	The commitment is relevant to the marina which is no longer proposed.
P22. The discharge of sewage, hydrocarbons or litter from boats in the marina will be prohibited, and appropriate signs will be placed by the Proponent to inform all users. Waste disposal facilities, including rubbish bins, oil recycling bins and sewer public toilets will be provided around the marina. A sewage pump-out facility will be provided for boats equipped with holding tanks.	Delete commitment	The commitment is relevant to the marina which is no longer proposed.
P23. In addition to the studies referred to in Commitments No. 15 and 16, the Proponent will also undertake a study of the use of the shallow bank, in the vicinity of the proposed marina, by whitebait fish, to the satisfaction of the Minister for the Environment. Following the initial 12 months of studies, the Proponent will, in liaison with the Fisheries Department and Department of Conservation and Land Management, and to the satisfaction of the Minister for the Environment, assess the risk, if any, that the proposed marina would impact upon whitebait fish stocks in the vicinity of the penguins of Penguin Island respectively. Based upon this assessment and prior to construction of the groynes and marina basin, the Proponent will enter into a legal agreement with the State Government (Fisheries Department) to the satisfaction of the Minister for the Environment to implement appropriate management measures to ensure the continued protection of whitebait. As part of the legal agreement, the Proponent will contribute funds, which may include compensation of professional fisherman, to facilitate the agreed management measures. These contributions will be commensurate with the extent to which the requirement for the agreed measures is directly attributable to impact from the marina.	Delete commitment	The commitment is relevant to the marina which is no longer proposed.

Table 3 Port Kennedy Regional Recreation Centre – Becher Point, Stage 1 – Assessment of proposed changes to Ministerial Conditions of Statement 359

Ministerial Condition	Proposed change to condition	Assessment and evaluation of proposed changes
<p>1A. Proponent Commitments The Proponent has made a number of environmental management commitments in order to protect the environment.</p> <p>In implementing the proposal, including the modifications to the conservation areas and to the boundary between Stage I and II, reported on in EPA Bulletins 398 and 734, the proponent shall fulfil the commitments made in the Environmental Review and Management Programme and in subsequent correspondence, and the additional commitments regarding the provision for conservation areas and the interim management of the Stage II area made in November 1993; provided that the commitments are not inconsistent with the conditions or procedures contained in this statement (Copies of Consolidated and Amended Commitments of 25 May 1990, the additional commitments at November 1993, and Figure 3 in Appendix 2 of EPA Bulletin 734 showing boundary changes are attached.)</p>	Delete condition and replace with a consolidated, contemporary style condition.	Contemporary style conditions 1 – 4 are proposed; in addition to condition 5 Geomorphological Site Management Plan; and condition 6 Sand Dune Stabilisation and Management Plan. These are discussed in Table 1, above.
<p>1B. Implementation Changes to the proposal which are not substantial may be carried out with the approval of the Minister for the Environment.</p> <p>Subject to the conditions in this amended statement, the manner of detailed implementation of the proposal shall conform in substance by the proponent to the EPA with the proposal. Where, in the course of that detailed implementation, the proponent seeks to change those designs, specifications, plans or other technical material in any way that the Minister for the Environment determines on the advice of the EPA, is not substantial, those changes may be effected.</p>	Delete this condition.	Implementation of this condition is ongoing in accordance with proposed Condition 1:
<p>22. Compliance Auditing In order to ensure that environmental conditions and commitments are met, an audit system is required.</p> <p>22-1 To help verify environmental performance, the proponent shall prepare periodic Progress and Compliance Reports in consultation with the EPA.</p>	Retain commitment 22-1.	Compliance reporting will be in accordance with proposed Condition 3.

Table 4 Port Kennedy Regional Recreation Centre – Becher Point, Stage 1 – Assessment of proposed changes to Proponent Commitments of Statement 359

Proponent commitment	Proposed change to commitment	Assessment and evaluation of proposed changes
P24. At least 302.6ha (or 77.6% of the total area of 390ha) within Stage 2, as amended will be set aside for conservation and be vested in CALM as part Stage 2 of the proposed "Port Kennedy Scientific Park"	Delete commitment.	Vesting of this area has been completed.
P25. Management Plans developed prior to the commencement of Stage 1 and subsequently implemented, shall be expanded where appropriate to include the Stage 2 area, to enable protection of the whole site.	Delete commitment.	Management Plans now reflect the current project area. No additional amendments are required.
P26. The landform area referred to as the "Warnbro high dune system" will remain within the Northern Conservation Zone and will be conserved within Stage 1 of the proposed "Port Kennedy Scientific Park"	Delete commitment	The Northern Conservation Area was designed to include these dunes. This area has since been created as an A Class Reserve. No further action is required.
P27. Substantial undisturbed transects through dune sequences of greater geomorphic development and age than existed in the original Northern Conservation Zone will be conserved within Stage 2 of the proposed "Port Kennedy Scientific Park"	Delete commitment	The Port Kennedy Scientific Park has since been created as a reserve to include protection of these areas. No further action is required.
P28. The 18.8ha area to be added to the Southern Conservation Zone will be set aside for conservation and will be vested in CALM as part of Stage 1 of the proposed "Port Kennedy Scientific Park"	Delete commitment	The Port Kennedy Scientific Park has since been created as a reserve to include this area. No further action is required.
P29. There will be no reduction in width of the foreshore reserve associated with the amended Northern Conservation Zone.	Delete commitment	The Northern Conservation Area vested as required with the support of CALM. No further action is required.
P30. The eastern boundary of the amended Northern Conservation Zone will follow the base of the sequence of topographically higher and steeper sloping dune formations.	Delete commitment	The Northern Conservation Area was designed to include these dunes, including the dune base. This area has since been created as a reserve. No further action is required.
P31. The only earthworks conducted by the proponent within the Northern Conservation Zone will be for rehabilitation purposes, if necessary, or for the development of Beach Access Paths.	Delete commitment.	The Department of Planning and the City of Rockingham require the preparation of Foreshore Management Plans for coastal developments as outlined within State Planning Policy 2.6-State Coastal Planning Policy (2013). Beach Access Path construction and rehabilitation of foreshore areas is addressed in these plans. These plans will be prepared either in conjunction with the Local Structure Plan documentation or as a condition of subdivision.
P32. The existing tracks immediately to the east of the eastern boundary of the Northern Conservation Zone will be developed into a dual use pathway to enable access further south.	Delete commitment	The requirement of the commitment has been completed.

Statement No. xxx

RECOMMENDED ENVIRONMENTAL CONDITIONS

**STATEMENT TO CHANGE THE IMPLEMENTATION CONDITIONS APPLYING TO
A PROPOSAL
(Section 46 of the *Environmental Protection Act 1986*)**

PORT KENNEDY REGIONAL RECREATION CENTRE, BECHER POINT STAGE 1

Proposal: The proposal is to develop a public recreation area and conservation park at Port Kennedy. Stage 1 of the proposal includes a hotel, holiday accommodation, one golf course and conservation areas.

Proponent: Western Australian Beach and Golf Resort Pty Ltd
Australian Company Number 097 109 067

Proponent Address: Level 1, 38 Richardson Street
West Perth, WA 6005

Report of the Environmental Protection Authority: 1556

Previous Report of the Environmental Protection Authority: 398 and 734

Preceding Statements Relating to this Proposal: 105 and 359

Pursuant to section 45 of the *Environmental Protection Act 1986* (EP Act), as applied by s46(8), it has been agreed that implementation conditions set out in Ministerial Statements Nos. 105 and 359, be changed as specified in this Statement.

Words and expressions used in this Statement shall have the same respective meanings as in the Act or as defined in this Statement.

This Statement authorises the implementation of the proposal described and documented in Table 1 and Table 2 of Schedule 1, and Schedule 2. The implementation of the proposal is subject to the following implementation conditions and procedures which replace and supersede all previous conditions and procedures of Statements 105 and 359.

1 Proposal Implementation

1-1 When implementing the proposal, the proponent shall not exceed the authorised extent of the proposal as defined in Table 2 in Schedule 1, unless

amendments to the proposal and the authorised extent of the proposal have been approved under the *Environmental Protection Act 1986*.

2 Contact Details

- 2-1 The proponent shall notify the Chief Executive Officer (CEO) of any change of its name, physical address or postal address for the serving of notices or other correspondence within twenty eight (28) days of such change. Where the proponent is a corporation or an association of persons, whether incorporated or not, the postal address is that of the principal place of business or of the principal office in the State.

3 Compliance Reporting

- 3-1 The proponent shall prepare, submit and maintain a Compliance Assessment Plan to the CEO at least six (6) months prior to the first Compliance Assessment Report required by condition 3-6.
- 3-2 The Compliance Assessment Plan shall indicate:
- (1) the frequency of compliance reporting;
 - (2) the approach and timing of compliance assessments;
 - (3) the retention of compliance assessments;
 - (4) the method of reporting of potential non-compliances and corrective actions taken;
 - (5) the table of contents of Compliance Assessment Reports; and
 - (6) public availability of Compliance Assessment Reports.
- 3-3 After receiving notice in writing from the CEO that the Compliance Assessment Plan satisfies the requirements of condition 3-2 the proponent shall assess compliance with conditions in accordance with the Compliance Assessment Plan required by condition 3-1.
- 3-4 The proponent shall retain reports of all compliance assessments described in the Compliance Assessment Plan required by condition 3-1 and shall make those reports available when requested by the CEO.
- 3-5 The proponent shall advise the CEO of any potential non-compliance within seven (7) days of that non-compliance being known.
- 3-6 The proponent shall submit to the CEO Compliance Assessment Reports addressing compliance in the previous calendar year. The first Compliance Assessment Report shall be submitted six (6) months from the date of issue of

this Statement then annually from the date of submission of the first Compliance Assessment Report, or as agreed in writing by the CEO.

The Compliance Assessment Report shall:

- (1) be endorsed by the proponent's Managing Director/ General Manager/Chief Executive Officer or a person delegated to sign on the Managing Director's/ General Manager's/ Chief Executive Officer's behalf;
- (2) include a statement as to whether the proponent has complied with the conditions;
- (3) identify all potential non-compliances and describe corrective and preventative actions taken;
- (4) be made publicly available in accordance with the approved Compliance Assessment Plan; and
- (5) indicate any proposed changes to the Compliance Assessment Plan required by condition 3-1.

4 Public Availability of Plans and Reports

4-1 Subject to condition 4-2, within a reasonable time period approved by the CEO of the issue of this Statement and for the remainder of the life of the proposal the proponent shall make publicly available, in a manner approved by the CEO, all environmental plans and reports relevant to the assessment of this proposal and implementation of this Statement.

4-2 If any plan or report referred to in condition 4-1 contains particulars of:

- (1) a secret formula or process; or
- (2) confidential commercially sensitive information;

the proponent may submit a request for approval from the CEO to not make those parts of the plans or reports publicly available. In making such a request the proponent shall provide the CEO with an explanation and reasons why the data should not be made publicly available.

5 Geomorphological Site Management Plan

5-1 The objective of the Geomorphological Site Management Plan is to ensure the protection of the international scientific value of the site (e.g. Holocene dune assemblage and its accumulated scientific knowledge; potential for yielding information and predicting effects on coastal processes) and to provide for access (through planning and design of facilities) to the majority of the site for scientific research purposes, in perpetuity.

- 5-2 The proponent shall update the Geomorphological Site Management Plan, to the requirements of the CEO within six months of the date of issue of this Statement to demonstrate the requirements of condition 5-1 have been met.
- 5-3 The proponent shall retain the services of an expert coastal geomorphologist, for the commencement and duration of the construction where they may impact coastal processes, with terms of reference to include, amongst other things:
- (1) Assistance with implementation of the Geomorphological Site Management Plan;
 - (2) Retrieval and analysis of data from construction areas to investigate impacts on areas of geomorphological significance in areas to be significantly modified by construction; and
 - (3) Providing recommendations to improve management of areas of geomorphological significance, for inclusion in subsequent updates of the Geomorphological Site Management Plan.
- 5-4 The Geomorphological Site Management Plans referred to in Condition 5-1 shall be updated and submitted to the CEO when a plan significantly changes or when required by the CEO.
- 5-5 The proponent shall implement the most recent revision of the Geomorphological Site Management Plan referred to in Condition 5-1 and continue implementation until otherwise agreed by the CEO.

6 Sand Dune and Stabilisation and Management Plan

- 6-1 The objective of the Sand Dune Stabilisation and Management Plan is to ensure appropriate dune stabilisation and rehabilitation occurs in areas of the site which are degraded or disturbed during construction to reduce erosion risk and degradation.
- 6-2 The Sand Dune and Stabilisation and Management Plan referred to in Condition 6-1 shall be updated for each stage of development which will provide the specific details relevant to the stages and works proposed. At each stage, development design details and environmental implications will be addressed. Plans which propose significant changes to design details are to be submitted to the CEO.
- 6-3 The proponent shall implement the most recent revision of the Sand Dune and Stabilisation Management Plan referred to in Condition 6-1, and continue implementation until otherwise agreed by the CEO.

Schedule 1

Table 1: Summary of the Proposal

Proposal Title	Port Kennedy Regional Recreation Centre – Becher Point, Stage 1
Short Description	The proposal is for the creation of a major public recreation area and conservation park at Port Kennedy. Stage 1 of the proposal includes a hotel, holiday accommodation, golf course and conservation areas.

Table 2: Location and authorised extent of physical and operational elements

Element	Location	Authorised Extent
Development Envelope	Figure 1	341.9 ha
Land based development area	Figure 1	84.3 ha
Boat ramp, car park and public open space	Figure 1	2.0 ha
Port Kennedy Drive and overflow carpark	Figure 1	10.0 ha
Golf course area	Figure 1	80.3 ha
Conservation and Recreation reserve areas	Figure 1	165.4 ha
Coastal Setback distance	Figure 1	Minimum distance of 110 m outside proposed town centre and Longbeach estate.

Table 3: Abbreviations and Definitions

Acronym or Abbreviation	Definition or Term
CEO	The Chief Executive Officer of the Department of the Public Service of the State responsible for the administration of section 48 of the <i>Environmental Protection Act 1986</i> , or his delegate.
EPA	Environmental Protection Authority
EP Act	<i>Environmental Protection Act 1986</i>
OEPA	Office of the Environmental Protection Authority
ha	Hectare

Figures (attached)

Figure 1 Port Kennedy Regional Recreation Centre, Becher Point, Stage 1 Development Envelope



Figure 1 Port Kennedy Regional Recreation Centre, Becher Point, Stage 1 Development Envelope

Schedule 2

Project Coordinates (MGA Zone 50)

Coordinates that define the Development Envelope.

All coordinates are in whole metres, listed in Map Grid of Australia Zone 50 (MGA Zone 50), datum of Geocentric Datum of Australia 1994 (GDA94).

Coordinate No.	Easting	Northing
1	382109	6418637
2	381987	6418633
3	382004	6417175
4	381804	6417182
5	381750	6417187
6	381697	6417199
7	381645	6417217
8	381596	6417242
9	381550	6417272
10	381509	6417309
11	381473	6417349
12	381316	6417548
13	381023	6417921
14	380997	6417949
15	380984	6417959
16	380970	6417970
17	380949	6417983
18	380935	6417991
19	380900	6418001
20	380858	6418002
21	380819	6417999
22	380729	6417984
23	380690	6417977
24	380662	6417976
25	380636	6417978
26	380499	6417995
27	380469	6417997
28	380439	6417995
29	380410	6417989
30	380381	6417980
31	380355	6417966
32	379889	6417697
33	379864	6417629
34	379846	6417627
35	379831	6417633
36	379773	6417669

Coordinate No.	Easting	Northing
37	379755	6417663
38	379735	6417650
39	379715	6417659
40	379666	6417770
41	379640	6417852
42	379637	6417918
43	379636	6417935
44	379709	6417951
45	379761	6417967
46	379811	6417985
47	379860	6418007
48	379911	6418034
49	380010	6418091
50	380061	6418124
51	380110	6418161
52	380159	6418194
53	380207	6418217
54	380257	6418238
55	380306	6418256
56	380357	6418266
57	380456	6418278
58	380508	6418287
59	380555	6418298
60	380601	6418312
61	380613	6418317
62	380616	6418308
63	380625	6418311
64	380629	6418312
65	380635	6418314
66	380644	6418317
67	380656	6418323
68	380662	6418325
69	380669	6418328
70	380676	6418332
71	380679	6418333
72	380685	6418335

Coordinate No.	Easting	Northing
73	380692	6418339
74	380699	6418343
75	380705	6418346
76	380708	6418348
77	380719	6418354
78	380727	6418358
79	380731	6418360
80	380736	6418363
81	380743	6418366
82	380746	6418369
83	380759	6418378
84	380769	6418384
85	380772	6418386
86	380777	6418391
87	380782	6418394
88	380793	6418402
89	380801	6418408
90	380805	6418411
91	380817	6418421
92	380824	6418426
93	380828	6418429
94	380834	6418435
95	380844	6418443
96	380849	6418447
97	380853	6418450
98	380857	6418453
99	380860	6418456
100	380868	6418463
101	380872	6418467
102	380876	6418470
103	380880	6418474
104	380884	6418479
105	380889	6418482
106	380891	6418485
107	380896	6418490
108	380906	6418500
109	380913	6418507
110	380916	6418509
111	380919	6418512
112	380925	6418517
113	380936	6418527
114	380941	6418532
115	380947	6418537
116	380953	6418543

Coordinate No.	Easting	Northing
117	380957	6418547
118	380969	6418559
119	380976	6418568
120	380983	6418575
121	380987	6418580
122	380991	6418585
123	381004	6418597
124	381005	6418598
125	381006	6418599
126	381007	6418600
127	381009	6418601
128	381013	6418607
129	381017	6418612
130	381023	6418620
131	381028	6418627
132	381033	6418633
133	381046	6418649
134	381053	6418655
135	381058	6418662
136	381062	6418666
137	381068	6418674
138	381073	6418681
139	381079	6418688
140	381086	6418697
141	381091	6418703
142	381097	6418710
143	381101	6418715
144	381104	6418720
145	381107	6418722
146	381112	6418728
147	381115	6418732
148	381118	6418736
149	381121	6418740
150	381125	6418744
151	381129	6418750
152	381132	6418755
153	381137	6418760
154	381145	6418771
155	381149	6418776
156	381153	6418781
157	381156	6418785
158	381156	6418787
159	381157	6418788
160	381160	6418792

Coordinate No.	Easting	Northing
161	381163	6418797
162	381169	6418806
163	381173	6418810
164	381178	6418817
165	381181	6418821
166	381183	6418825
167	381185	6418828
168	381188	6418832
169	381192	6418838
170	381195	6418842
171	381198	6418847
172	381199	6418850
173	381201	6418852
174	381208	6418860
175	381212	6418866
176	381219	6418876
177	381222	6418881
178	381225	6418886
179	381233	6418895
180	381239	6418903
181	381243	6418909
182	381245	6418911
183	381250	6418916
184	381251	6418917
185	381252	6418919
186	381253	6418921
187	381254	6418924
188	381254	6418926
189	381256	6418930
190	381262	6418939
191	381265	6418944
192	381267	6418948
193	381271	6418952
194	381273	6418954
195	381274	6418956
196	381278	6418964
197	381280	6418968
198	381283	6418973
199	381285	6418975
200	381289	6418980
201	381292	6418983
202	381293	6418986
203	381297	6418992
204	381299	6418996

Coordinate No.	Easting	Northing
205	381302	6419002
206	381304	6419004
207	381305	6419006
208	381308	6419009
209	381309	6419010
210	381311	6419012
211	381312	6419015
212	381314	6419018
213	381315	6419020
214	381321	6419027
215	381323	6419030
216	381328	6419038
217	381330	6419040
218	381331	6419041
219	381333	6419044
220	381335	6419045
221	381336	6419047
222	381337	6419049
223	381339	6419054
224	381343	6419062
225	381345	6419065
226	381347	6419069
227	381349	6419072
228	381352	6419079
229	381356	6419085
230	381360	6419093
231	381366	6419103
232	381369	6419109
233	381372	6419115
234	381375	6419121
235	381379	6419127
236	381381	6419131
237	381383	6419134
238	381385	6419138
239	381389	6419145
240	381391	6419148
241	381393	6419152
242	381395	6419156
243	381398	6419161
244	381400	6419164
245	381402	6419169
246	381404	6419173
247	381407	6419178
248	381414	6419191

Coordinate No.	Easting	Northing
249	381425	6419211
250	381427	6419216
251	381433	6419229
252	381436	6419237
253	381442	6419248
254	381447	6419256
255	381451	6419265
256	381454	6419271
257	381456	6419276
258	381458	6419280
259	381462	6419287
260	381466	6419298
261	381467	6419300
262	381469	6419304
263	381472	6419309
264	381477	6419320
265	381480	6419328
266	381486	6419341
267	381488	6419345
268	381490	6419349
269	381493	6419355
270	381495	6419361
271	381496	6419364
272	381498	6419368
273	381501	6419374
274	381502	6419377
275	381504	6419382
276	381510	6419399
277	381513	6419406
278	381516	6419412
279	381518	6419417
280	381520	6419422
281	381530	6419444
282	381531	6419447
283	381538	6419467
284	381539	6419470
285	381545	6419486
286	381557	6419522

Coordinate No.	Easting	Northing
287	381560	6419528
288	381562	6419536
289	381567	6419547
290	381571	6419559
291	381575	6419568
292	381577	6419575
293	381598	6419636
294	381605	6419658
295	381608	6419670
296	381611	6419679
297	381612	6419684
298	381616	6419697
299	381620	6419710
300	381622	6419717
301	381623	6419722
302	381624	6419726
303	381625	6419731
304	381627	6419736
305	381628	6419739
306	381630	6419748
307	381630	6419752
308	381631	6419755
309	381633	6419762
310	381635	6419767
311	381638	6419776
312	381639	6419782
313	381641	6419787
314	381642	6419792
315	381645	6419804
316	381648	6419818
317	381649	6419823
318	381652	6419835
319	381676	6419835
320	381745	6419836
321	382096	6419840